

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600403

Date of Tax Deed Application
May 04, 2016

This is to certify that **PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN**
US BANK AS CUST FOR PFS FINANCIAL 1 LLC, holder of **Tax Sale Certificate Number 2014 / 4174**, Issued the 1st Day of
June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **08-1308-000**

Cert Holder:
PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102

Property Owner:
FILES ROBERT K EST OF
930 FAIRWAY DR
PENSACOLA, FL 32507

LT 10 BLK 1 COUNTRY CLUB ESTATES PB 1 P 61 OR 6431 P 361
OR 6451 P 861 CA 201

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the
following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the
certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/4174	08-1308-000	06-01-2014	939.24	46.96	986.20

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/4501	08-1308-000	06-01-2015	944.72	6.25	47.24	998.21

Amounts Certified by Tax Collector (Lines 1-7):

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

Total Amount Paid

1,984.41
0.00
1595.17
200.00
175.00
3,954.58

Amounts Certified by Clerk of Court (Lines 8-15):

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

Total Amount Paid

6.25

Done this the 24th day of May, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: 5 December 2016

By

Shirley Rich, CFCA
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
08-1308-000 2014

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2014/ 4174	06-01-2014	LT 10 BLK 1 COUNTRY CLUB ESTATES PB 1 P 61 OR 6431 P 361 OR 6451 P 861 CA 201

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above- mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

Applicant's Signature

05-04-2016

Date



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information

Reference: 502S305070010001
Account: 081308000
Owners: FILES KATHY
Mail: 930 FAIRWAY DR
 PENSACOLA, FL 32507
Situs: 930 FAIRWAY DR 32507
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/19/2016	7481	1063	\$100	CJ	View Instr
03/11/2015	7312	1574	\$100	OT	View Instr
02/23/2009	6431	361	\$100	CJ	View Instr
11/19/2007	6451	861	\$100	QC	View Instr
01/1970	485	573	\$20,300	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$38,000	\$58,171	\$96,171	\$96,171
2014	\$38,000	\$54,719	\$92,719	\$88,683
2013	\$38,000	\$49,373	\$87,373	\$87,373

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

2015 Certified Roll Exemptions

Legal Description

LT 10 BLK 1 COUNTRY CLUB ESTATES PB 1 P 61 OR
 7481 P 1063 CA 201

Extra Features

None

Parcel Information

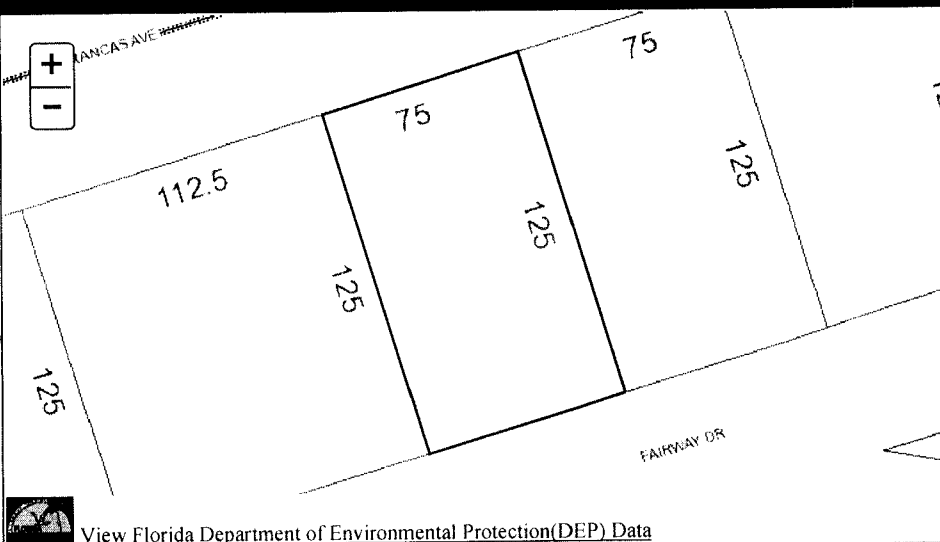
[Launch Interactive Map](#)

Section
Map Id:
 CA201

Approx.
Acreage:
 0.2258

Zoned:
 MDR

**Evacuation
 & Flood
 Information**
[Open Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address:930 FAIRWAY DR, Year Built: 1941, Effective Year: 1965

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-HARDWOOD/PARQET

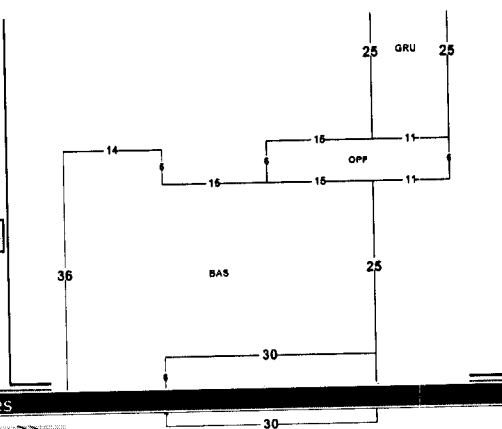
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1985 Total SF

BASE AREA - 1254

GARAGE UNFIN - 275

OPEN PORCH FIN - 456



Images



12/15/15

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:06/02/2016 (tc.4868)

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

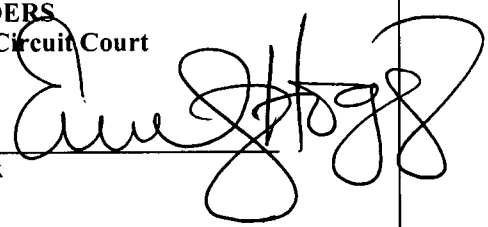
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 081308000 Certificate Number: 004174 of 2014

Payor: KATHY KING 3008 LIANA LANE PENSACOLA FL 32505 Date 09/22/2016

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$4,576.06
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$4,973.31

\$4355.10

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2014 TD 004174

Redeemed Date 09/22/2016

Name KATHY KING 3008 LIANA LANE PENSACOLA FL 32505

Clerk's Total = TAXDEED	\$ 497.25	
Due Tax Collector = TAXDEED	\$ 4,376.06	4355.10
Postage = TD2	\$ 60.00	
ResearcherCopies = TD6	\$40.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
FINANCIAL SUMMARY					
No Information Available - See Dockets					



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 081308000 Certificate Number: 004174 of 2014

Redemption ☒ Yes ☐ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/05/2016	Redemption Date 09/22/2016
Months	7	4
Tax Collector	\$3,954.58	\$3,954.58
Tax Collector Interest	\$415.23	\$237.27
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,376.06	\$4,198.10 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$27.00
Total Clerk	\$497.25	\$477.00 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$4,973.31	\$4,675.10
	Repayment Overpayment Refund Amount	\$298.21

Notes

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

16-517

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13101

September 16, 2016

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 09-16-1996, through 09-16-2016, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Kathy Files

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

September 16, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13101

September 16, 2016

Lot 10, Block 1, Country Club Estates, as per plat thereof, recorded in Plat Book 1, Page 61, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13101

September 16, 2016

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Tax Lien filed by IRS recorded in O.R. Book 7259, page 1867.
2. Attorney Lien filed by Louis E. Barreto, Esquire and Law Offices of Louis E. Barreto & Associates, PA recorded in O.R. Book 7514, page 880.
3. Taxes for the year 2012-2015 delinquent. The assessed value is \$96,831.00. Tax ID 08-1308-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-5-2016

TAX ACCOUNT NO.: 08-1308-000

CERTIFICATE NO.: ²⁰¹⁴
~~2013~~-4174

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Kathy Files
930 Fairway Dr.
Pensacola, FL 32507

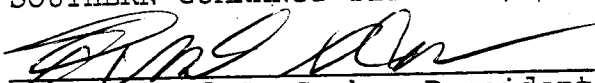
Internal Revenue Service
400 W. Bay St., Ste 35045
Jacksonville, FL 32202-4437

Louis E. Barreto, Esq.. and
Law Office of Louis E. Barreto &
Associates, PA

19 West Flagler St. Ste 720
Miami, FL 33130

Certified and delivered to Escambia County Tax Collector,
this 16th day of September, 2016.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

IN THE CIRCUIT COURT OF THE 1ST
JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

PROBATE DIVISION

Case No. 172015CP000247XXXXXX

IN RE: THE ESTATE OF

ROBERT KEITH FILES,

Deceased.

(RESERVED FOR CLERK OF COURT)

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

On the petition of **KATHY FILES** for an Order Determining Homestead Status of Real Property, the Court finding that all interested persons have either been served proper notice of the Petition and any hearing thereon, or that all interested persons have waived notice thereof, and

1. That the Decedent died intestate on or about December 27, 2014 domiciled in Escambia County, Florida;
2. That the Decedent was survived by his spouse, **KATHY FILES**;
3. That the Decedent had no children during his lifetime; and
4. That the Decedent, at the time of his death, owned a 100% undivided interest in, and resided on, the following described contiguous parcel of real property (the "Property"):

**LOT 10, BLOCK 1, OR Book 485, Page 573, COUNTRY CLUB
ESTATES**

Property ID Number: 502S305070010001

a/k/a 930 Fairway Drive, Pensacola, Florida 32507

it is

ADJUDGED that the Property constituted the homestead of the Decedent within the meaning of Section 4, Article X of the Constitution of the State of Florida.

FURTHER ADJUDGED that, as of the Decedent's date of death, title to the Property descended to, and the constitutional exemption from the claims of the Decedent's creditors inured to, the Decedent's surviving spouse, **KATHY FILES**.

ORDERED on this 19 day of February, 2016.


CIRCUIT COURT JUDGE

Form 668 (Y)(c)
(Rev. February 2004)

10194

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:

SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 913-6050

Serial Number

128931514

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer KATHY FILES

Residence

1487 WATKINS TRL
PENSACOLA, FL 32506-9756

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2012	XXX-XX-0833	06/23/2014	07/23/2024	75231.27
1040	12/31/2013	XXX-XX-0833	06/30/2014	07/30/2024	54763.49
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 129994.76

This notice was prepared and signed at BALTIMORE, MD, on this,
the 05th day of November, 2014.

Signature



for M. TACKETT

Title

REVENUE OFFICER
(850) 475-7339

23-09-2409

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

Prepared by :

Luis E. Barreto, Esquire
Attorney at Law
19 West Flagler Street, Suite 720
Miami, Florida 33130
Tel : 305-358-1771

Property ID Number: 502S305070010001
Will Call No.:

NOTICE OF FILING LIEN AGAINST REAL PROPERTY

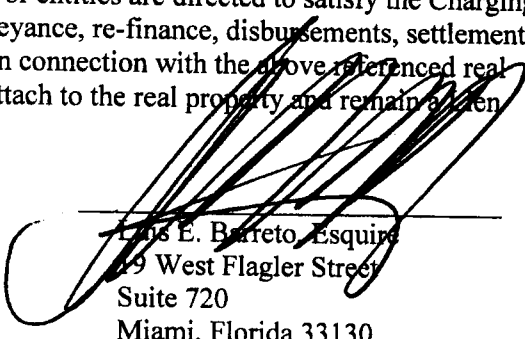
Comes now the Law Offices of Luis E. Barreto & Associates, PA and Luis E. Barreto, Esquire in proper person and hereby files this Notice of Charging Lien and Charging Lien in this matter. In support thereof states as follows:

1. The Law Offices of Luis E. Barreto & Associates, PA and Luis E. Barreto, Esquire claim an attorney's Charging Lien for reasonable fees and actual costs upon the proceeds of any sale, transfer, conveyance, re-finance, disbursements, settlement or any other proceeds obtained from the subject property. Said property is located at 930 Fairway Drive, Pensacola, FL 32507 and Legally Described as follows:

LOT 10, BLOCK 1, OR Book 485, Page 573, COUNTRY
CLUB ESTATES Property ID Number: 502S305070010001
a/k/a 930 Fairway Drive, Pensacola, Florida 32507

2. The Law Offices of Luis E. Barreto & Associates, PA and Luis E. Barreto, Esquire are entitled to pursue this lien through Express Contract and / or through Quantum Meruit, together with legal time expended on behalf of the Estate of Robert Files, Deceased, up to and including the sum of \$12,571.15 rendered in legal services for the Estate of Robert Files and on behalf of his sole heir, Kathy Files.
3. All parties and all interested persons or entities are directed to satisfy the Charging Lien prior to any sale, transfer, conveyance, re-finance, disbursements, settlement or before any proceeds are distributed in connection with the above referenced real property. This Charging Lien shall attach to the real property and remain a lien thereon until satisfied in full.

Respectfully Submitted,

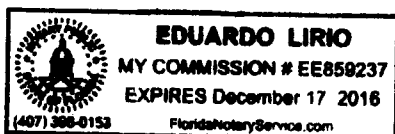


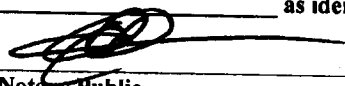
Luis E. Barreto, Esquire
19 West Flagler Street
Suite 720
Miami, Florida 33130
Tel: (305) 358-1771
Fax: (305) 358-1773
FBN : 0946478

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 12th day of April, 2016 by Luis E. Barreto, Esquire, who ☒ are personally known or ☐ produced _____ as identification.

[Notary Seal]




Notary Public

Printed Name: EDUARDO LIRIO

My Commission Expires: 12/17/16



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

October 4, 2016

PFS FINANCIAL 1 LLC US BANK CUSTODIAN
50 SOUTH 16TH ST STE 2050
PHILADELPHIA PA 19102

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 004174	\$450.00	\$27.00	\$477.00
2014 TD 004993	\$450.00	\$27.00	\$477.00

TOTAL \$954.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division